



INTRODUCTION

The Consolidated Plan is a document that describes both the community's needs and the efforts to address those needs. To that end, the development of the plan requires input from various entities: citizens, elected officials, service providers, businesses, public agencies, nonprofit organizations, etc. This section includes a description of the consultation and planning review processes established in the community that were used to complete the Consolidated Plan for Fiscal Years 2006 through 2010.

A. Existing Consultation

The consultation processes currently in place involve coordination between City of Falls Church departments (i.e. Housing & Human Services, Parks & Recreation), neighboring jurisdictions that the City partners with for service delivery (i.e., Fairfax County & Arlington County), and nonprofit human service agencies that serve low-income residents of the City of Falls Church.

B. Housing and Related Needs Consultation

The following is a description of the resources used to assess local housing needs and document market conditions and trends in the City. The development of the Consolidated Plan would not have been possible without contributions from other local and state government, social service organizations, public agencies, community groups, and other non-profit organizations. Much of the consultation was facilitated through the availability of reports and other information on the Internet.

The Northern Virginia Regional Commission supplied census data on market conditions, population distribution, and demographic changes.

The Fairfax County Housing Authority provided information on the Housing Choice Voucher Rental Assistance Program in order to report the utilization of vouchers within the City of Falls Church.

The following is a list of the housing and social service agencies the City consulted to complete the needs assessment, set priorities, and outline strategies to address the priority needs identified.

Social Services

Center for Multicultural Human Services
Fairfax County Department of Family Services
Fairfax-Falls Church Community Service Board
Fairfax Area Agency on Aging

Homeless Services

Fairfax County Department of Human Services Management
Fairfax-Falls Church Continuum of Care
Friends of the Falls Church Emergency Winter Shelter

Metropolitan Planning Agency

Northern Virginia Regional Commission

Housing/Service Agencies for Persons with AIDS

Whitman-Walker Clinic of Northern Virginia

Public Housing Authority

Fairfax County Redevelopment & Housing Authority

C. Public Service (Adjacent County) Consultation Process

The City of Falls Church has the lead responsibility for provision of human services in the City. Specifically, the Housing & Human Services Division is responsible for the planning and coordination of human service programs within the City. It also plans and coordinates service delivery between Falls Church City and human service providers in Fairfax and Arlington Counties. In addition, the Plan relies heavily on data from the Northern Virginia Regional Commission (NVRC).



D. Lead-Based Paint Consultation Process

The Fairfax County Health Department provided information on reported lead-based paint poisoning and general lead poisoning cases. According to Health Department, no cases of lead paint poisoning have been reported for the City of Falls Church.

E. General Community Consultation Process

The City sponsored three community forums regarding housing and community development needs to collect input on the Consolidated Plan in July, October and November 2004. Those invited included all citizens, service providers, the local Chamber of Commerce, school representatives, faith organizations, and nonprofit organizations.

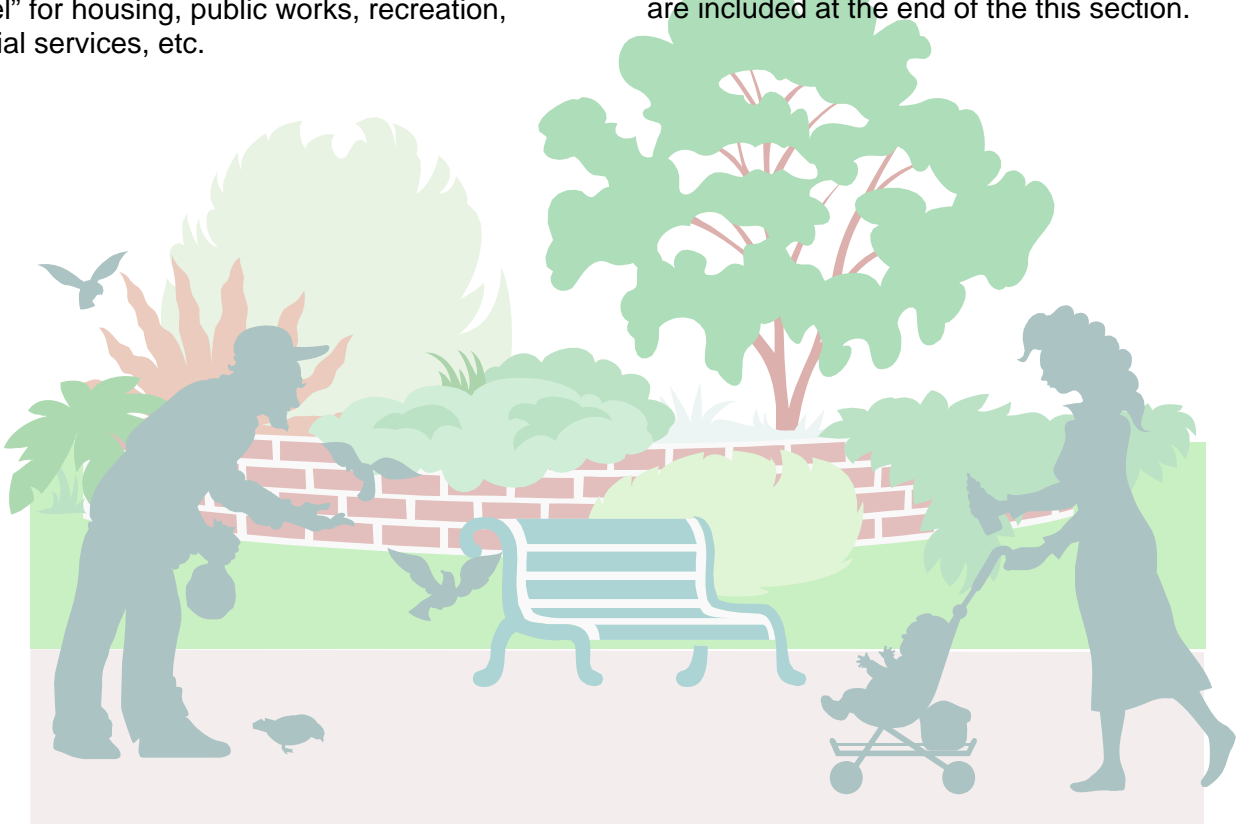
The City also distributed surveys to residents of all multifamily buildings and through the local newspaper and asked them to rank the “need level” for housing, public works, recreation, social services, etc.

F. Public Comments and Review

A 30-day public comment and review period began on November 4 and ended December 4, 2004. During that time, a draft plan was made available at the Housing & Human Services Division and the Mary Riley Styles Public Library. Public hearings to gather additional comments were held on November 3, 2004 and December 13, 2004.

The *Falls Church News Press* printed the public notices regarding the Consolidated Plan and press releases were sent to all local media to notify residents that the draft plan was available for public comment and review. The *Falls Church News Press* ran the availability notice on November 4, 2004 and November 17, 2004. The Falls Church City Council formally approved the final Consolidated Plan document on December 13, 2004.

Copies of the public notices, public hearing minutes, citizen comments regarding the Consolidated Plan and One-Year Action Plan are included at the end of this section.





COMMUNITY CONSULTATION

PUBLIC COMMENTS REGARDING THE 2006-2010 CONSOLIDATED PLAN

Community Forum: Consolidated Plan Draft Preview

Wednesday, November 3, 2004

7:00 – 9:00pm

City Hall, Training Center

COMMENTS: Joanne Padgett, Housing Commissioner: Why does the City subsidize housing choices. If a household chooses to pay more than 30% of their income for rent when they could live outside of the City and pay more, why would we subsidize their choice? Perhaps the City should consider offering a transportation subsidy to households that work in the City so that we can assist them with their transportation because they have made a choice to not have a housing problem. The City's approving higher-priced condominium developments and accepting modest affordable housing concessions appears to have only the real benefit of providing real estate tax revenue to the City.

COMMENTS: Ron Brousseau, President, Friends of the Falls Church Emergency Winter Shelter: The Consolidated Plan heavily relies on Census data to discuss housing needs. Does it consider the very real data that we have now – the 600 condominiums that will be constructed? Does the Consolidated Plan discuss how the [affordable] housing stock will change when those units are added?

RESPONSE FROM STAFF: Yes, the Consolidated Plan discusses the impact of new residential development.

COMMENTS: Ron Brousseau, President, Friends of the Falls Church Emergency Winter Shelter: The data on extremely low-income households seems difficult to comprehend. The number of extremely low-income households includes those living in Winter Hill Apartments, correct. So why does the data appear to over-estimate the remainder of the population [on the Housing Problems bar chart?

RESPONSE FROM STAFF: Households living at Winter Hill Apartments are not all extremely low-income.

COMMENTS: Ron Brousseau, President, Friends of the Falls Church Emergency Winter Shelter: What is the income limit for residents living at Winter Hill Apartments?

RESPONSE FROM STAFF: Households at Winter Hill cannot exceed the very-low income Section 8 Limits. For 2004, the very-low income limit for a one-person household is \$30,450; for two persons it was \$34,800.

COMMENTS: Ron Brousseau, President, Friends of the Falls Church Emergency Winter Shelter: Has the Housing Commission or Human Services Advisory Council reviewed this plan?

RESPONSE FROM STAFF: The Housing Commission will be reviewing the plan at its November 9th meeting.



Consolidated Plan Written Comments

Comment Period November 4 – December 4, 2004

From: Ronald Brousseau [mailto:rjmb@erols.com]
Sent: Tuesday, November 23, 2004 11:14 AM
Subject: Consolidated Plan Comments

COMMENT: (1) First, let me congratulate you on the abundance of information that is contained in the plan. You have certainly brought in a lot of the available information on the City pertinent to the objectives of the Plan. Thanks for the opportunity to input the document and for all the work that you are doing.

COMMENT: (2) The 2004 Gap analysis on homelessness for Fairfax County/Falls Church identifies two high priority areas for homeless individuals and one high priority area for homeless families: These are: for individuals-Emergency Shelter and Permanent Supportive Housing; for families-Emergency Shelter. Therefore, I consider that a priority area for the FC Consolidated Plan should be the continuance of the Falls Church Winter Emergency Shelter and this should be specifically referenced in the City's Strategic Plan as an example of what needs to be done (Page 1 of the Strategic Plan section) This could be placed under the Homeless Prevention and Transitional Housing or the Provide Services to Special Needs Population themes and outcomes should be developed for the goals and objectives table sections.

RESPONSE FROM STAFF: Housing Staff agrees that the information from the Fairfax County Falls Church 2004 Gap Analysis (reference Continuum of Care) indicates that the highest housing need for homeless individuals is Emergency Shelter and permanent supportive housing. The draft of the City's Consolidated Plan has been modified to accurately reflect that its homeless prevention strategy should include emergency shelter.

COMMENT: My personal appreciation of the transitional housing area is that there are sufficient transitional housing beds and units in the area, but the service programs attending to the needs of the homeless individuals and families in transitional housing need to be strengthened and made more effective.

RESPONSE FROM STAFF: Transitional housing is available throughout the region, but there is little available that specifically targets the chronically homeless. Therefore, the City will continue to include transitional housing in its strategy for homelessness prevention and providing transitional housing.

COMMENT: Based on the Gap analysis, I do not know if the following statement is true "Because of the service shortage, there has been an extensive waiting list for transitional housing programs that serve special needs households" [reference page] 13 [of the] Housing Market Analysis.

RESPONSE FROM STAFF: The comment was based on data received prior to the Fairfax-Falls Church 2004 Gap Analysis and will be removed.

COMMENT: (3) All references to the Winter Shelter should be entitled "Friends of Winter Emergency Shelter"-so as not to confuse with "The Falls Church"

RESPONSE FROM STAFF: Change will be made where possible.



COMMENT: (4) On page 19 - Housing needs: I am not sure that any of the Winter Shelter residents needed to go for Substance Abuse Treatment after leaving the Shelter. The sentence, as written, makes it appear that some should have gone but didn't.

RESPONSE FROM STAFF: The data is included to note the disposition of all clients, not to suggest that clients had to pursue any of the options.

COMMENT: (5) Data on homelessness in the City, pages 16-19 of the Housing needs section should include the five families living in the City that are under Homestretch.

RESPONSE FROM STAFF: The data on homelessness does not include the families participating in the Homestretch transitional housing program because that data is strictly limited to the region and likely already includes Homestretch participants.

Henry D., Falls Church City Resident

COMMENT: My answers to the survey questions were dictated by the fact that I am 87 and living alone, and my extremely limited income makes it very difficult to deal with the increasingly higher rental rates in the City for apartments. It's not a surprising situation when other factors are considered – the major changes to high-priced condos perhaps most of all – but the circumstances in which I live continue to get more difficult without affordable senior housing (apartments) to turn to.

RESPONSE FROM STAFF: Thank you for your comments. The Consolidated Plan has identified affordable rental housing a high need in the community and the Plan includes specific

John M., Falls Church City Resident

COMMENT: The data presented in the Housing Market analysis should have some consistency in order for the public to fully understand. At the very least, all data should be from the 2000 Census and supplemented with local, more current data.

RESPONSE FROM STAFF: Staff agrees. The data presented in the Consolidated Plan uses Census data and data supplements from local studies, reports, etc. However, staff will review to ensure that in each presentation, Census data, where available, is presented along side any current data.

COMMENT: The vacancy data reported in the Housing Market analysis does not match the vacancy data reported in the Census. This should be corrected.

RESPONSE FROM STAFF: The vacancy data was taken from a source that actually uses Census data, as compiled for the U.S. Department of Housing & Urban Development. However, the vacancy data has been modified to help the reader more clearly understand the housing market conditions in the City.

COMMENT: In the Housing Market Analysis affordability section, the discussion of homes sold in 2003 states that there was only one home that sold for less than \$180,000, but the data it shows two.

RESPONSE FROM STAFF: The chart was corrected to reflect the accurate number of homes sold.



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COMMENT: In the Housing Market Analysis, there is a discussion of affordability and minimum income required to purchase. The amount shown for the average down payment is \$5,000, but that seems low and unrealistic. Perhaps staff could use a percentage that is more reflective of the housing market.

RESPONSE FROM STAFF: Staff appreciates this comment and the affordability data has been modified to reflect that the uniform down payment percentage, albeit modest, is 5%.

COMMENT: The data on minimum income required to rent shows 2000 incomes but 2003 sales prices. The data should be presented in a more consistent manner.

RESPONSE FROM STAFF: Staff agrees that consistent data is helpful and attempted to provide current (2003) data based on the only income information available by categories (2000 Census data). Staff will either modify the chart using only 2000 sales data or present the information in another format.

COMMENT: The average rents data for multifamily buildings is not true, at least when I calculated the average from the City's average rent list. Further, it does not match the median contract rent reported in the Census 2000.

RESPONSE FROM STAFF: The method by which the staff calculated the average rent is correct and includes data on the City's multifamily buildings, including two buildings (8 units) owned by the Falls Church Housing Corporation. Staff is happy to provide a copy of its worksheet used to determine the average rents.

COMMENT: In the Housing Market Analysis section, the statement that "more than 50% of the housing stock..." is not correct.

RESPONSE FROM STAFF: The table showing the average sales price of homes for 2003 has been corrected to reflect that nearly 40% of the City's housing stock sold for more than \$500,000 in 2003.

COMMENT: The HMDA data on the total number of loans provided to Falls Church City residential purchasers in 2003 does not match the data on the number of homes sold in 2003.

RESPONSE FROM STAFF: The HMDA data does not reflect financing that was obtained for all homes purchased in the City of Falls Church; it only reflects the number of loans approved by lenders in Falls Church City. In order to remove this confusion, staff will remove this data from the report.

COMMENT: The age of housing stock data does not match the Census data.

RESPONSE FROM STAFF: The "age of housing stock" data does match the data provided by the Census. Consult the Census table that measures age of housing stock, rather than the table that uses age of housing stock by tenure and occupancy.

Comments from City of Falls Church, Planning Staff

COMMENT: In the housing needs section on elderly homeowners, how can the majority of elderly homeowners be in the middle and upper income brackets, but yet 60% of the elderly homeowner



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population have housing problems.

RESPONSE FROM STAFF: The point is well taken. The quote is that 60% of all elderly homeowners *that have extremely low incomes* have housing problems. The sentence referenced in the comment has been changed to make that point clear.